

High Exposure - Street Facing

2530 Speers Road - Unit 1

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For Lease: Industrial Space



Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020 • lennard.com

*Sales Representative

Here is where
your business
will *grow*.



\$7.10 PSF (2026)

- Zoned E1
- Approximately 2,078 Sf of Office
- 18' clear height
- 1 truck level door
- LED lighting throughout
- 2,770 F of mezzanine available

- Light manufacturing
- Warehousing

[illegible]

The site plan illustrates the proposed 10-unit residential development at 2530 Speers Road. The building is a long, narrow structure with a central entrance and a rear entrance. The units are arranged in a row, with each unit having a designated parking space. The building is situated on a lot that is 100 feet wide and 250 feet deep. The surrounding context includes a vacant land area to the south and a residential area to the north. The plan also shows the location of the proposed development relative to the existing building at 2530 Speers Road.

Proposed Development Details:

- Building:** 10-unit residential development.
- Units:**
 - UNIT 1: 1662 SF
 - UNIT 2: 1662 SF
 - UNIT 3: 12250 SF
 - UNIT 4: 1662 SF
 - UNIT 5: 1662 SF
 - UNIT 6: 1662 SF
 - UNIT 7: 1662 SF
 - UNIT 8: 1662 SF
 - UNIT 9: 1662 SF
 - UNIT 10: 1662 SF
- Parking:** 10 parking spaces, one for each unit.
- Site Area:** 100' x 250'.
- Surrounding Context:**
 - Existing building at 2530 Speers Road (10-unit residential development).
 - Vacant land area to the south.
 - Residential area to the north.

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage

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Interior



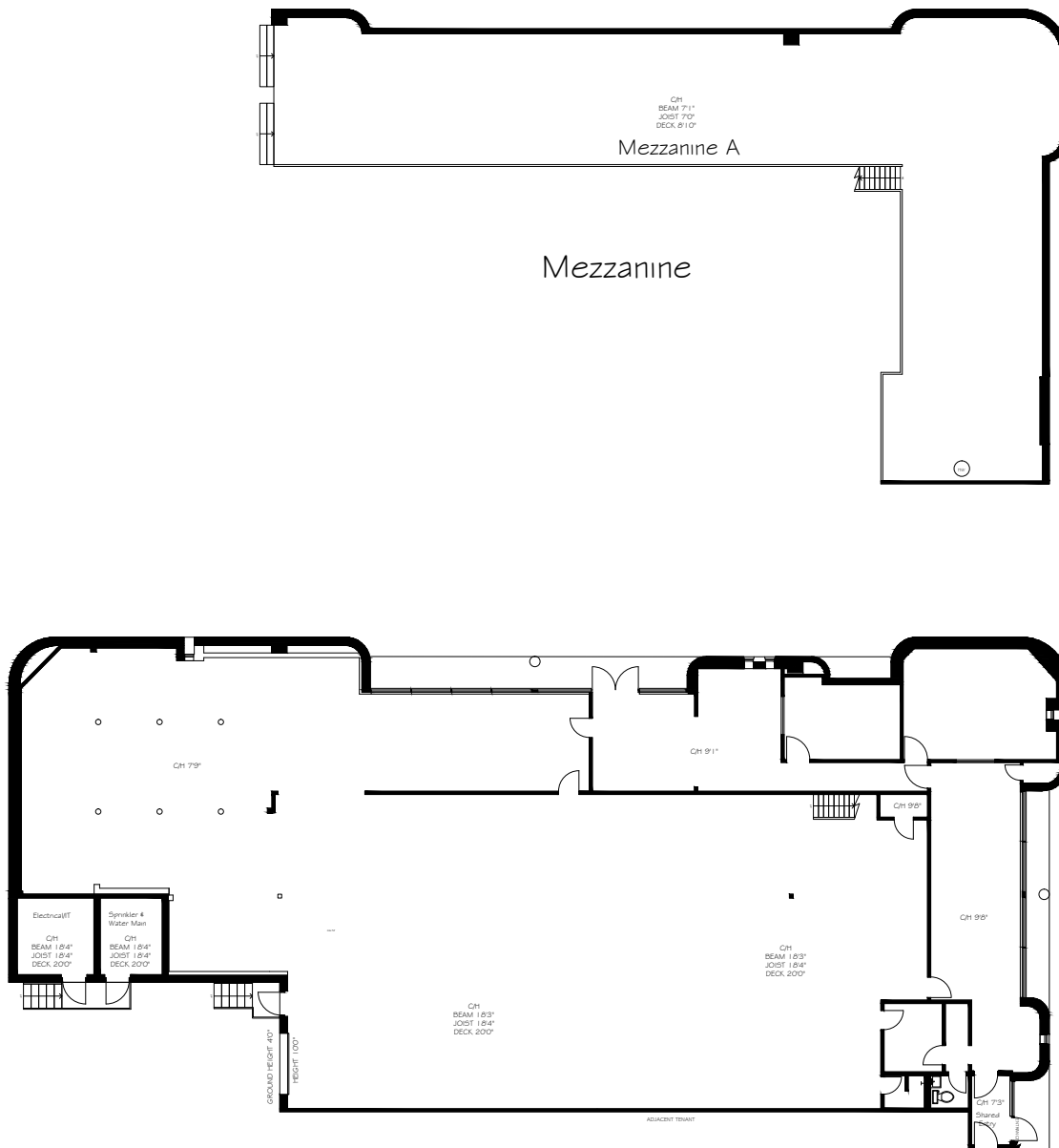
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Floor Plan



*Image not necessarily to scale

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